



Department of Public Works
Operations Division
Buildings & Fleet Services

**Milwaukee City Hall
Historic Building Restoration**

**FACIMILE/MEMORANDUM/
TRANSMITTAL LETTER**

Jeffery J. Mantes
Commissioner of Public Works

James P. Purko
Director of Operations

Venu J. Gupta
Buildings & Fleet Services Superintendent

To:

Sandy Ackerman, Chair
Historic Preservation Commission
C/O Carlen Hatala/Paul Jakubovich
809 N. Broadway
Milwaukee, WI 53202

From:

Gary T. Kulwicki
Facilities Manager, Department of Public Works
Telephone: 414-286-3409
gkulwi@mpw.net

Date: 2-8-06

Number of pages (including this cover sheet)

14

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Re: Disposition of terra cotta, Copper and masonry .

Required by the Certificate of Appropriateness for the City Hall Historic Restoration Project, the Department of Public Works requests to present to the Commission what elements are to be salvaged by J. P. Cullen, the restoration Contractor under the present contract specifications.

The attached package of materials is a graphic representation of the portion of the contract specifications regarding the salvaging as stated below:

Savaged Materials

"A. The following list of materials are to be salvaged for the City of Milwaukee by the contractor:

1. Salvaged terra cotta from the South Tower:
 - a. -4 Post & ball finials located on the top of the clock gables.
 - b. -8 Urn shaped finials and bases located on the top of the clock gables.
 - c. -1 Flemish Renaissance Clock Gable* distinctively identified by its sloped coping and cartouche relief design on the face and the semi-circle shell designed top coping. This also includes the terra-cotta sill directly below the urn bases and frieze with supporting pilaster capitals.

- d. -4 Large keystones of the terra-cotta clock ring.
- e. -The entire small lion head banding (+/- 130 small lion heads) at 13th level.
- f. -8 Large lion heads at 12th level.
- g. -8 Circular column capitals supporting the 12th floor frieze.
- h. -2 Pilaster capitals supporting the 12th floor frieze.
- i. -4 Circular column capitals supporting the 7th floor soffits.
- j. -4 Circular column bases supporting the 7th floor columns.
- k. -All salvaged materials shall be thoroughly cleaned, crated and palletized. Broken pieces shall be put together with epoxy prior to crating. Shattered pieces need to be saved.

*Note: During the deconstruction of the four Flemish Renaissance clock gables, the general contractor shall retain the best pieces (control samples) as directed by the owner. These control samples shall be shipped to the terra cotta manufacturing plant to duplicate for quality control. These control samples will become the salvaged terra cotta and shall be included as part of the base bid. Return shipping shall be within a ten mile radius of Milwaukee City Hall. After the City Hall restoration project is completed, the City will use these control samples to reconstruct one clock gable at another location (not in contract). The City is assuming at this time, that the four clock gables are identical in every way and that the samples are interchangeable. The general contractor, on completion of their field survey, shall confirm this assumption.


2. Salvaged brick masonry from the South Tower:

- a. -All face masonry units (outer-wythe) which were used to construct the 8- columns (+/- 620 sf) and 4 pilasters (+/- 900 sf.) on the 12th floor. Back up brick (inner wythes) is not be salvaged.
- b. -All circular face masonry units which were used to construct the 4 columns (+/- 95 sf.) located at the 7th floor level.
- c. -All salvaged masonry units shall be thoroughly cleaned and palletized.

3. Salvaged copper from the South Tower Lantern:

- a. -All copper columns.
- b. -All copper column capitals.
- c. -All salvaged material shall be created and palletized.”

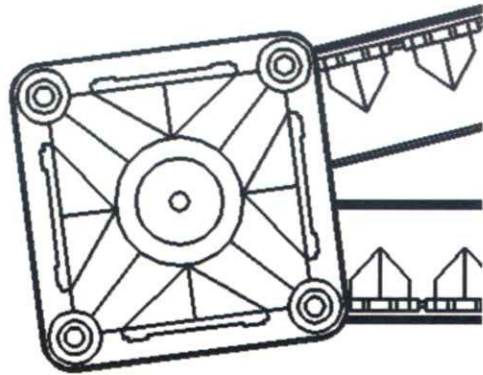
The department will also be present to discuss a proposal by J. P. Cullen, offering the city a credit in lieu of salvaging some of the terra cotta elements required. A representative of the contractor will address the commission to discuss this proposal and to answer questions.

Signed: 

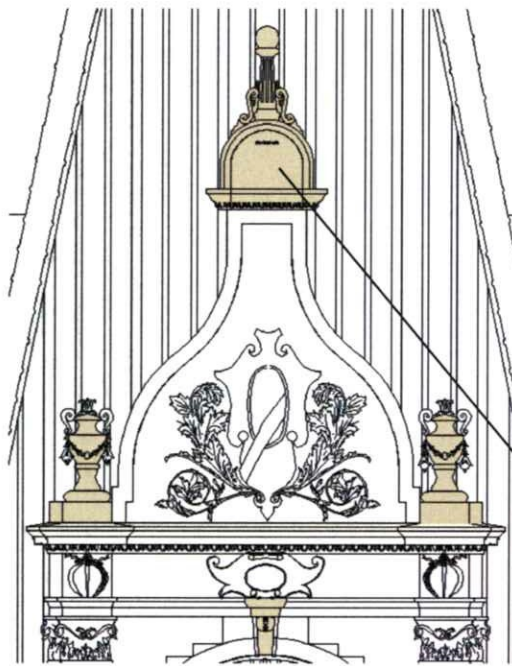
Copy:
 R. Schoeneck E. Land T. Watson J. Mantes
 G. Kizevic L. Rocole M. Jarosz



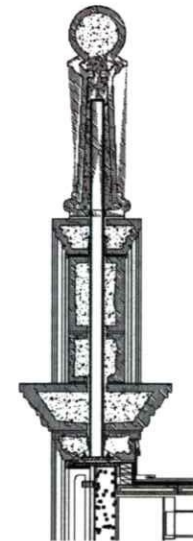
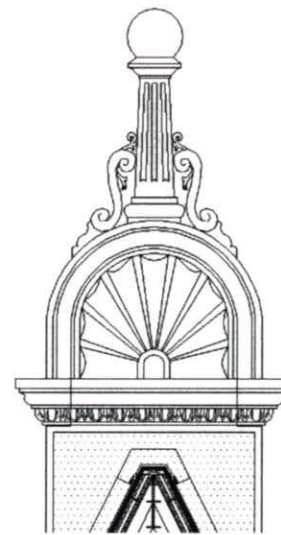
City Hall
South Tower



South Tower - Top View



Gable Above Clock

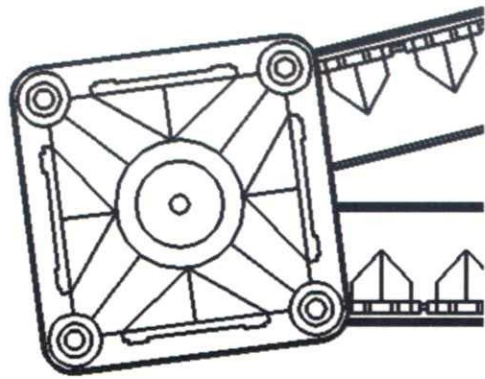


Post and Ball Finials - Four
(from all four faces)

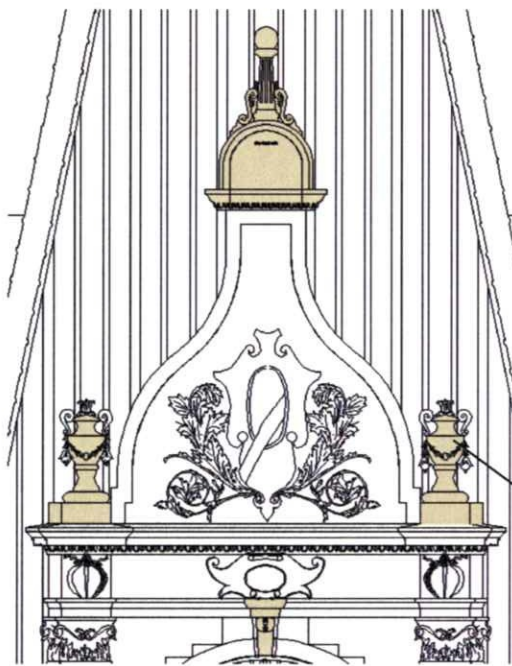
**City Hall Restoration
Materials to be Salvaged**



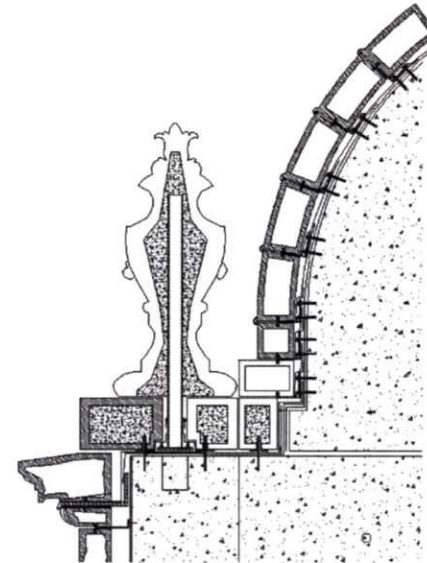
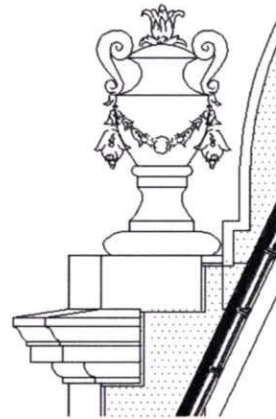
City Hall
South Tower



South Tower - Top View



Gable Above Clock

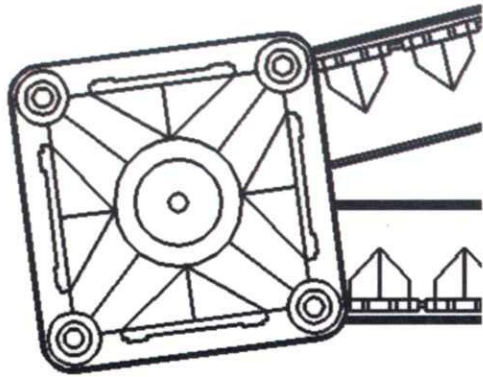


- Urn Shaped
Finials and Bases - Eight
(from all four faces)

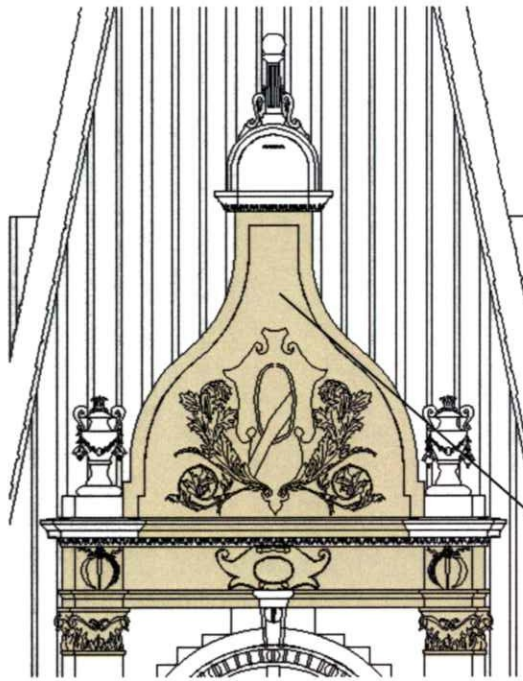
**City Hall Restoration
Materials to be Salvaged**



City Hall
South Tower



South Tower - Top View



Gable Above Clock



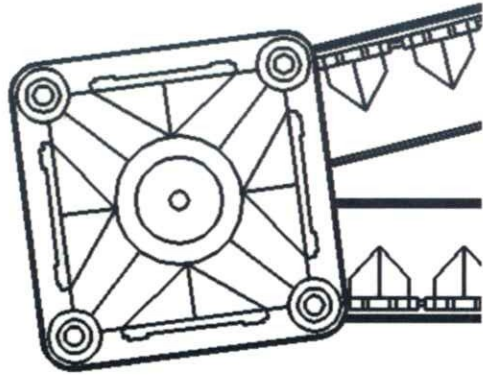
□ Flemish Renaissance
Clock Gable - One



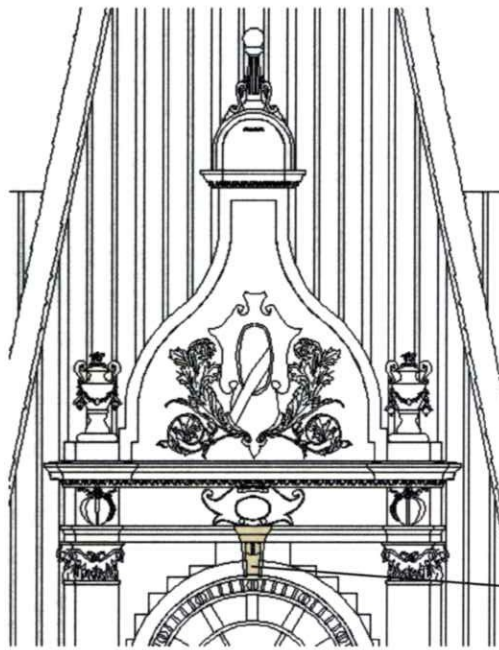
City Hall Restoration
Materials to be Salvaged



City Hall
South Tower



South Tower - Top View



Keystone



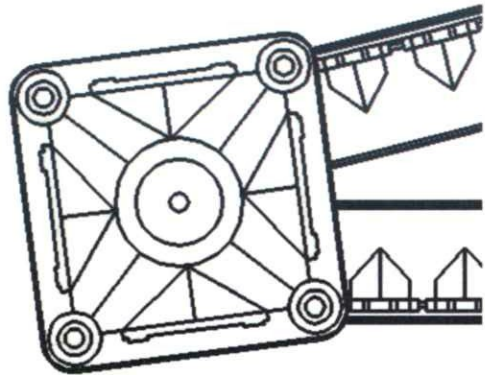
Keystone of the
Terra-Cotta Clock Ring -
Four



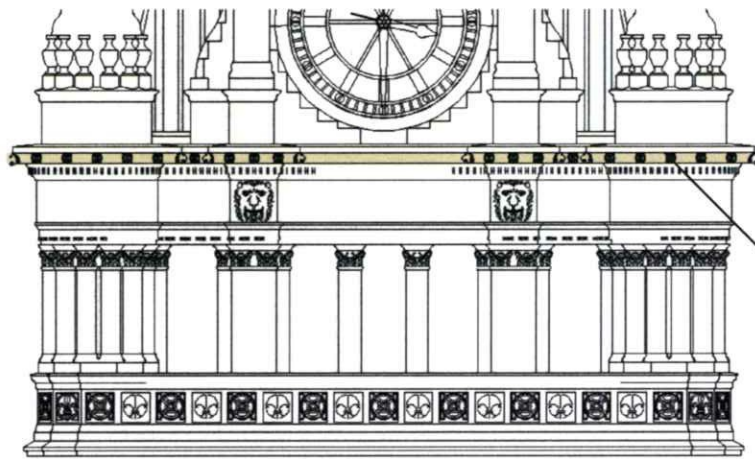
City Hall Restoration
Materials to be Salvaged



City Hall
South Tower



South Tower - Top View



Belfry - Thirteenth Level

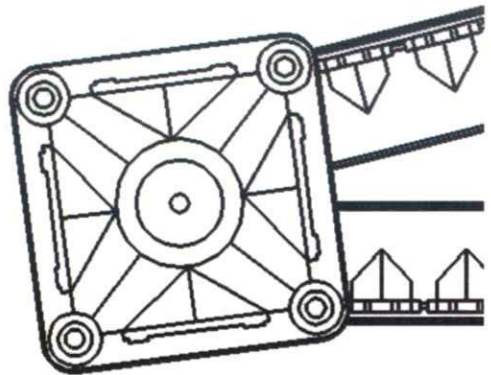


□ Small Lion Head Banding - Entire Banding

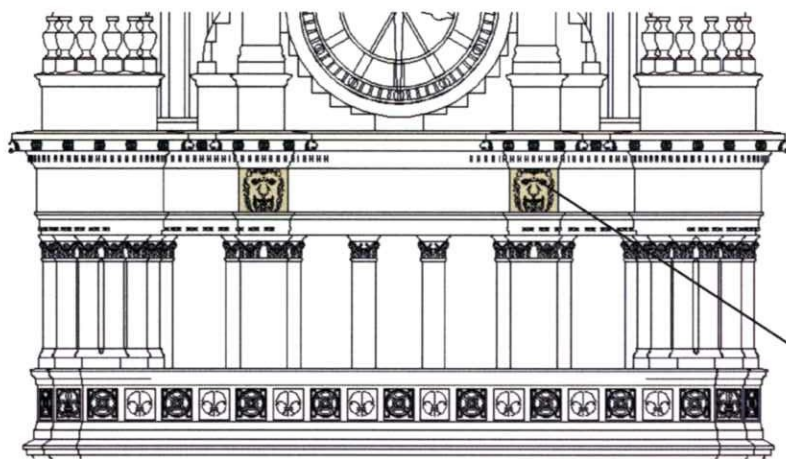
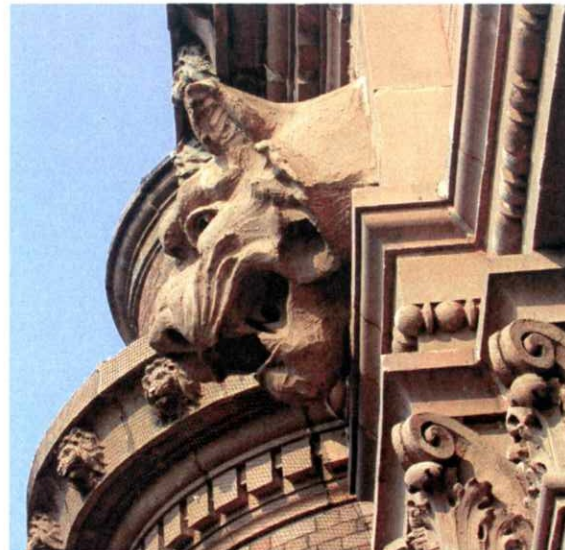
City Hall Restoration
Materials to be Salvaged



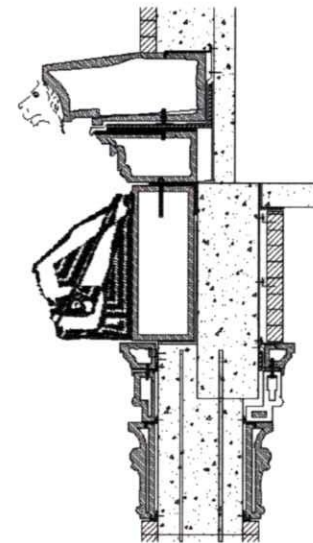
City Hall
South Tower



South Tower - Top View



Twelfth Level

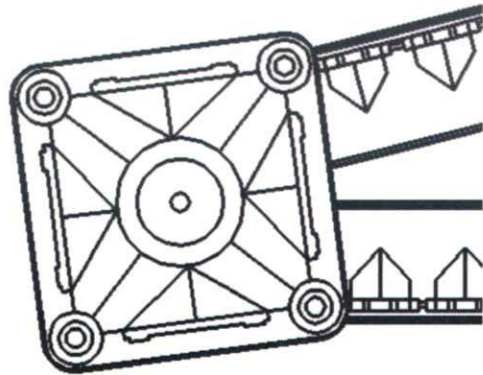


□ Large Lion Heads - Eight

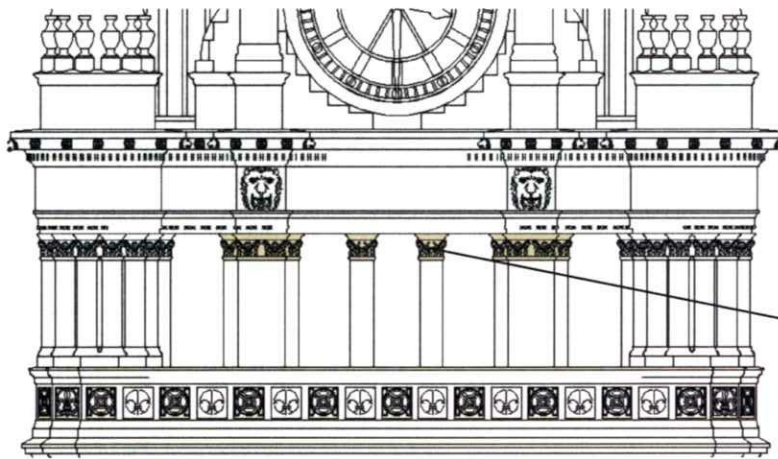
City Hall Restoration
Materials to be Salvaged



City Hall
South Tower

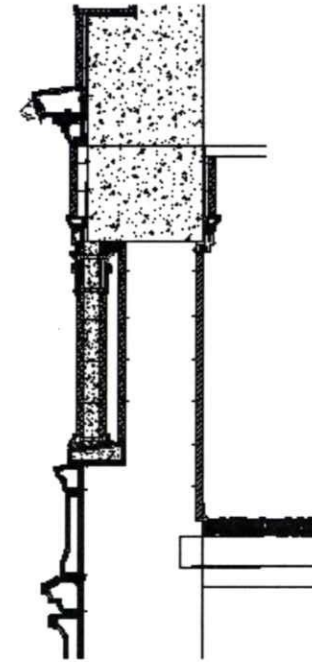


South Tower - Top View

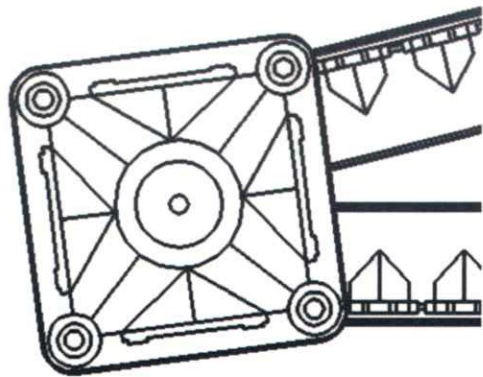


Twelfth Floor

□ Circular Column Capitals Supporting the Twelfth Floor Frieze - Eight



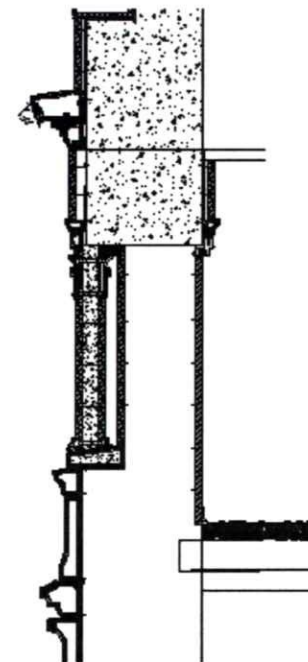
City Hall Restoration
Materials to be Salvaged



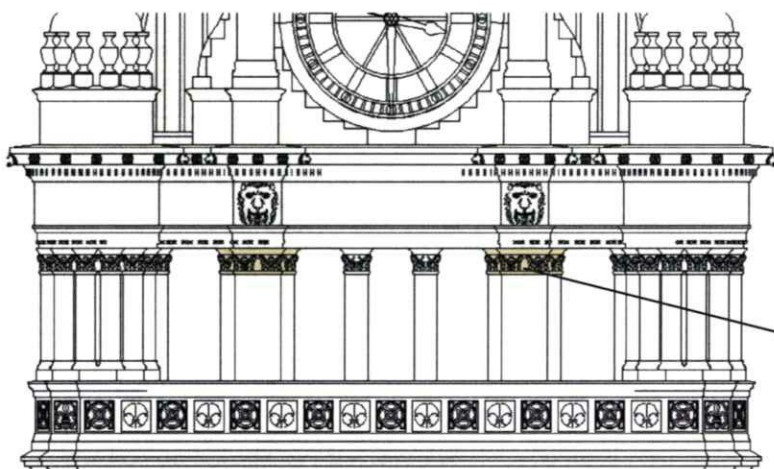
South Tower - Top View



City Hall
South Tower



□ Pilaster Capitals Supporting the Twelfth Floor Frieze - Two

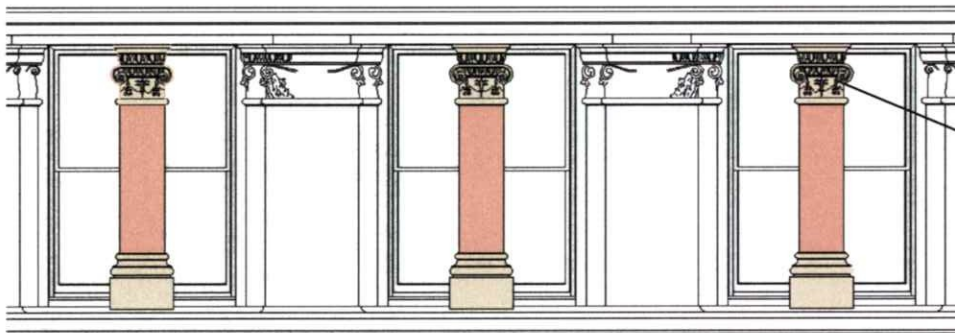


Twelfth Floor

City Hall Restoration
Materials to be Salvaged



City Hall
South
Elevation



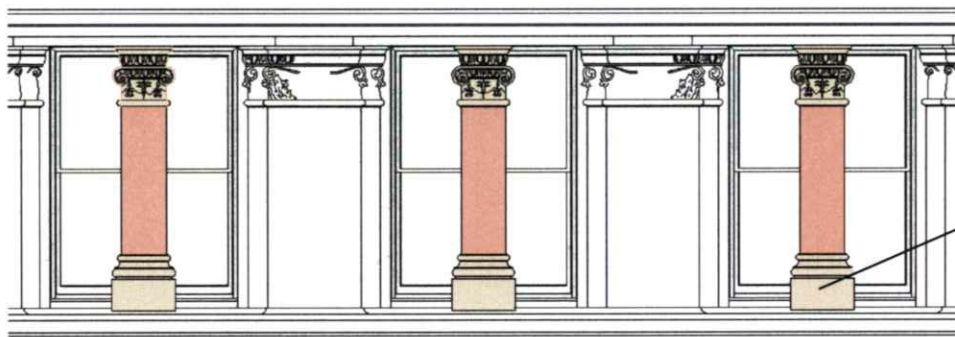
□ Circular Column
Capitals Supporting the
Seventh Floor Soffits -
Four

Seventh Floor

**City Hall Restoration
Materials to be Salvaged**



City Hall
South
Elevation



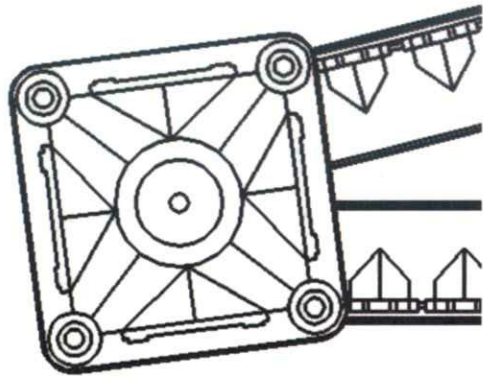
Seventh Floor

□ Circular Column
Bases Supporting the
Seventh Floor Columns
- Four

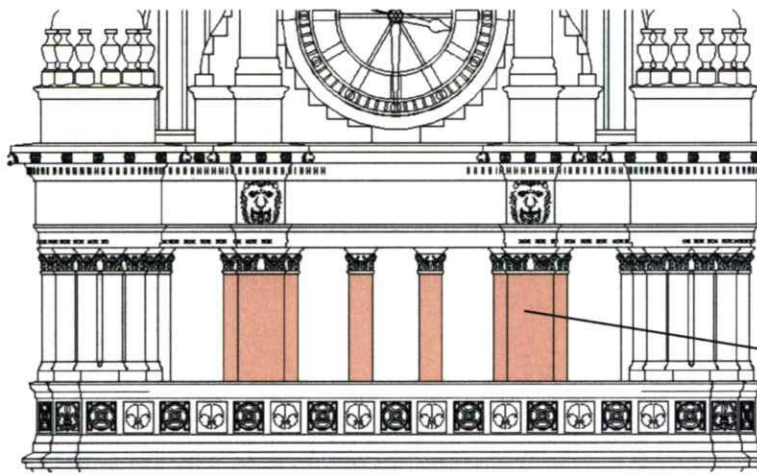
**City Hall Restoration
Materials to be Salvaged**



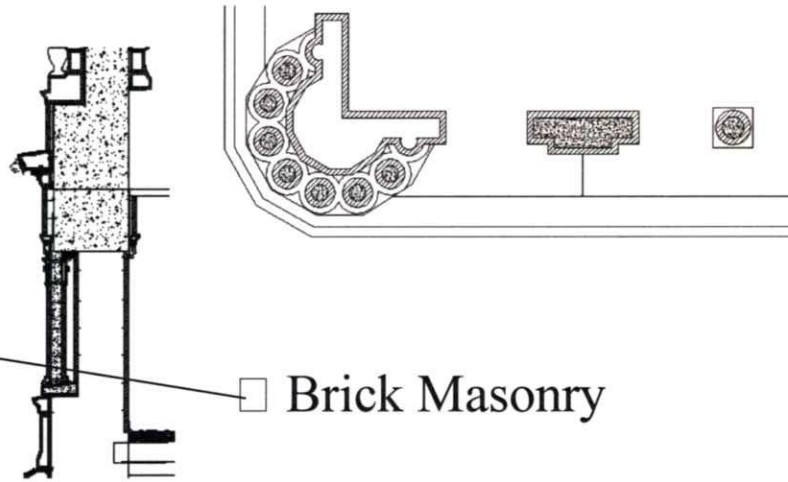
City Hall
South Tower



South Tower - Top View



Twelfth Floor

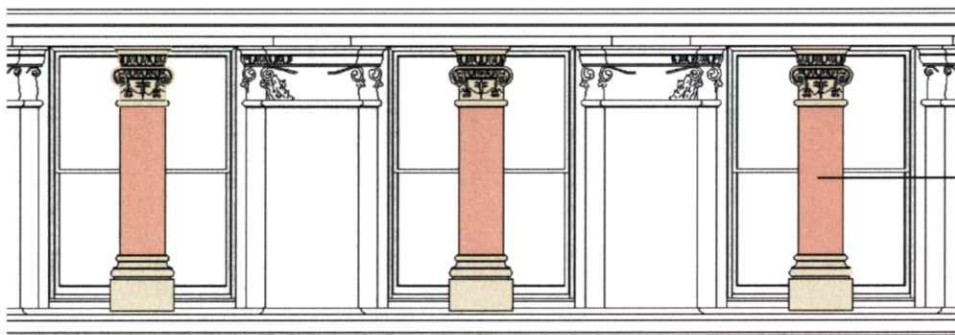


Brick Masonry

City Hall Restoration
Materials to be Salvaged



City Hall
South
Elevation



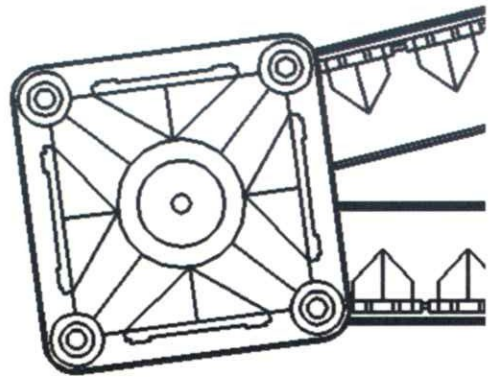
□ Brick Masonry

Seventh Floor

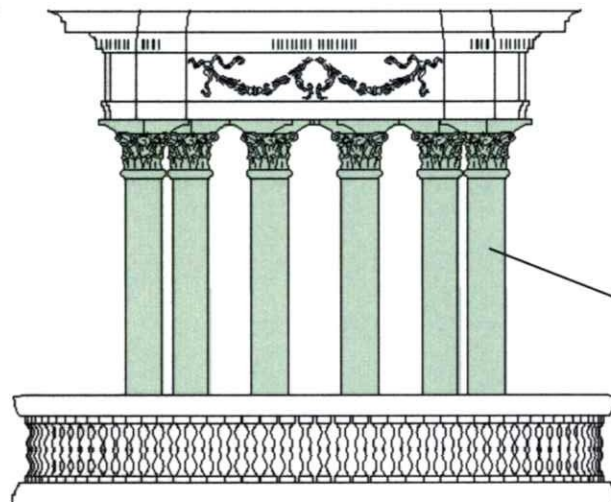
**City Hall Restoration
Materials to be Salvaged**



City Hall
South Tower



South Tower - Top View



Columns

Stamp
ed
Copper
Columns
and
Capitals -
Twelve

City Hall Restoration
Materials to be Salvaged